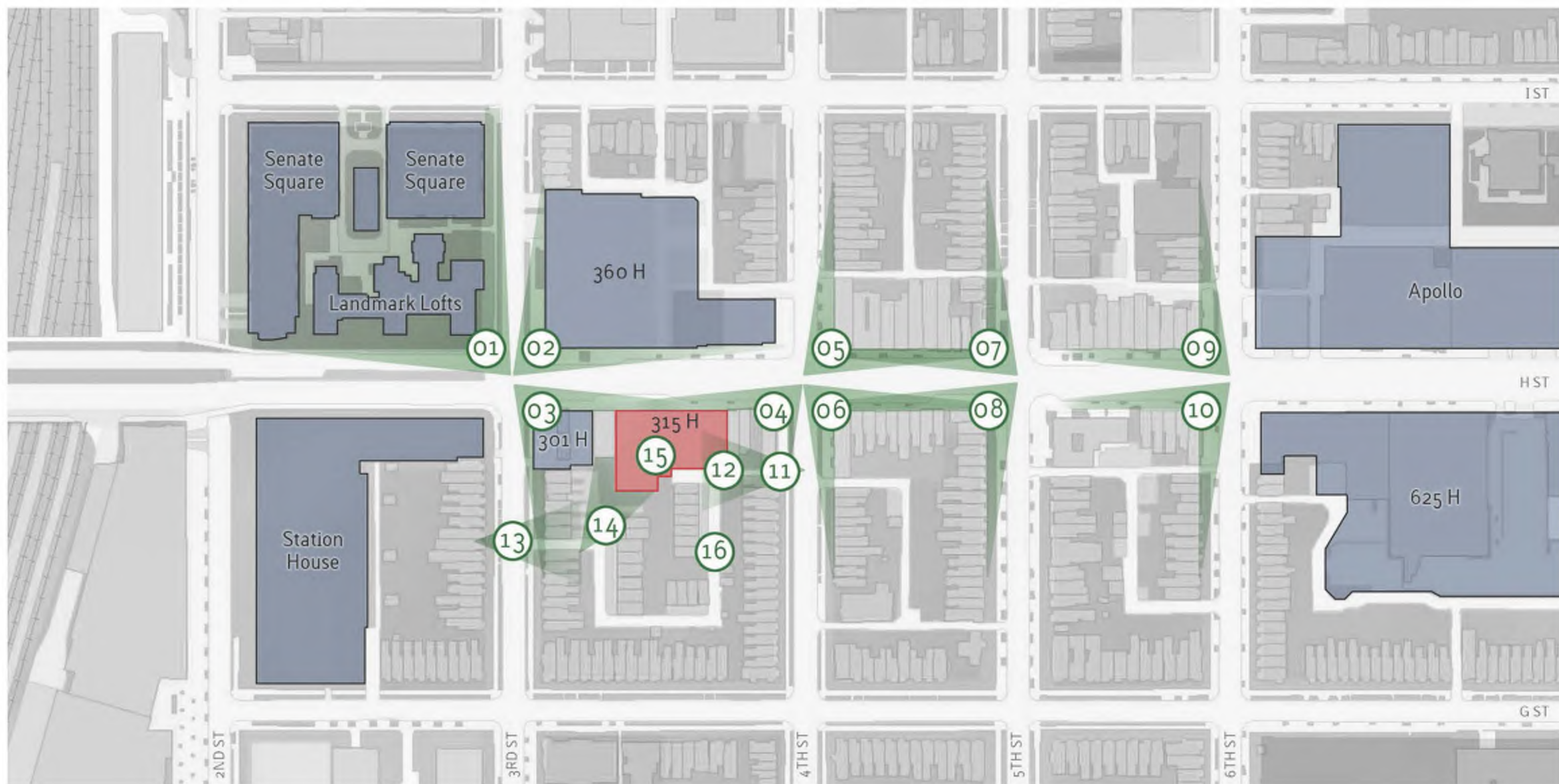




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Cover Sheet





Senate Square



Landmark Lofts



301 H Street



01



02

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H Street Context Images

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360 H Street



Station House



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H Street Context Images



Apollo



625 H Street



05



06

315 H Street, NE

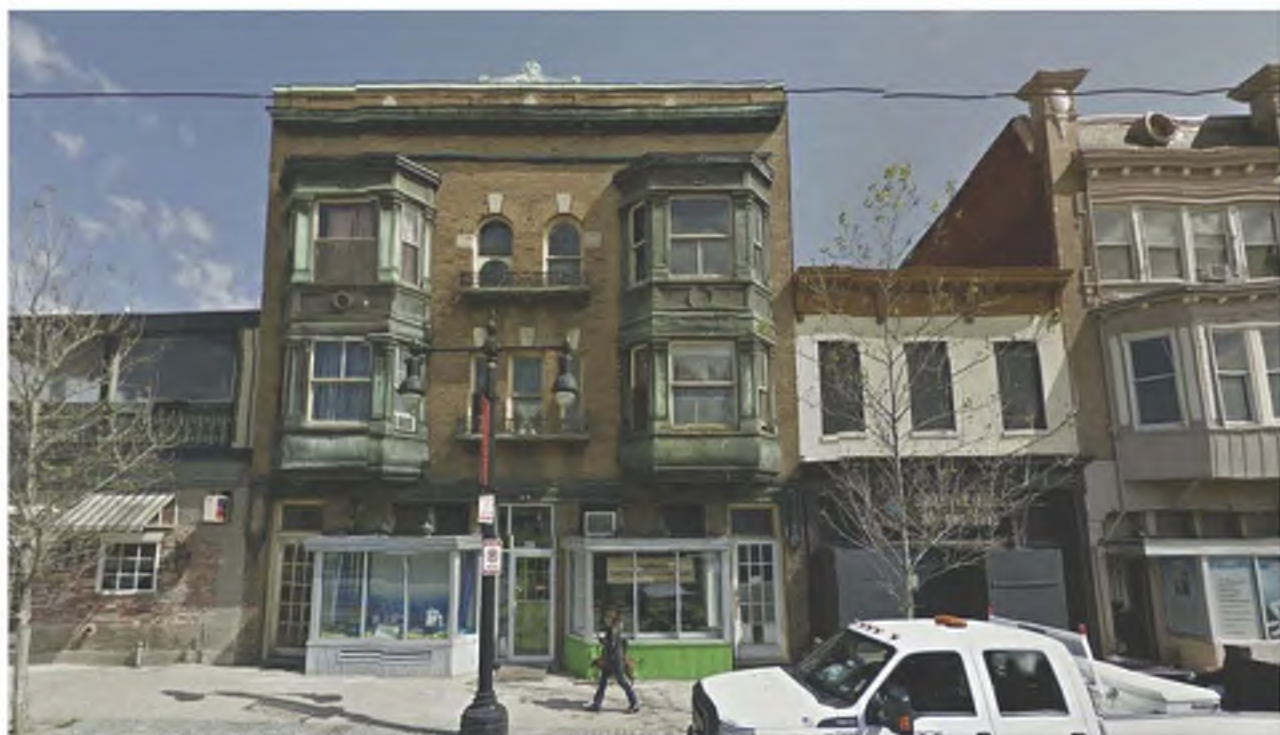
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H Street Context Images

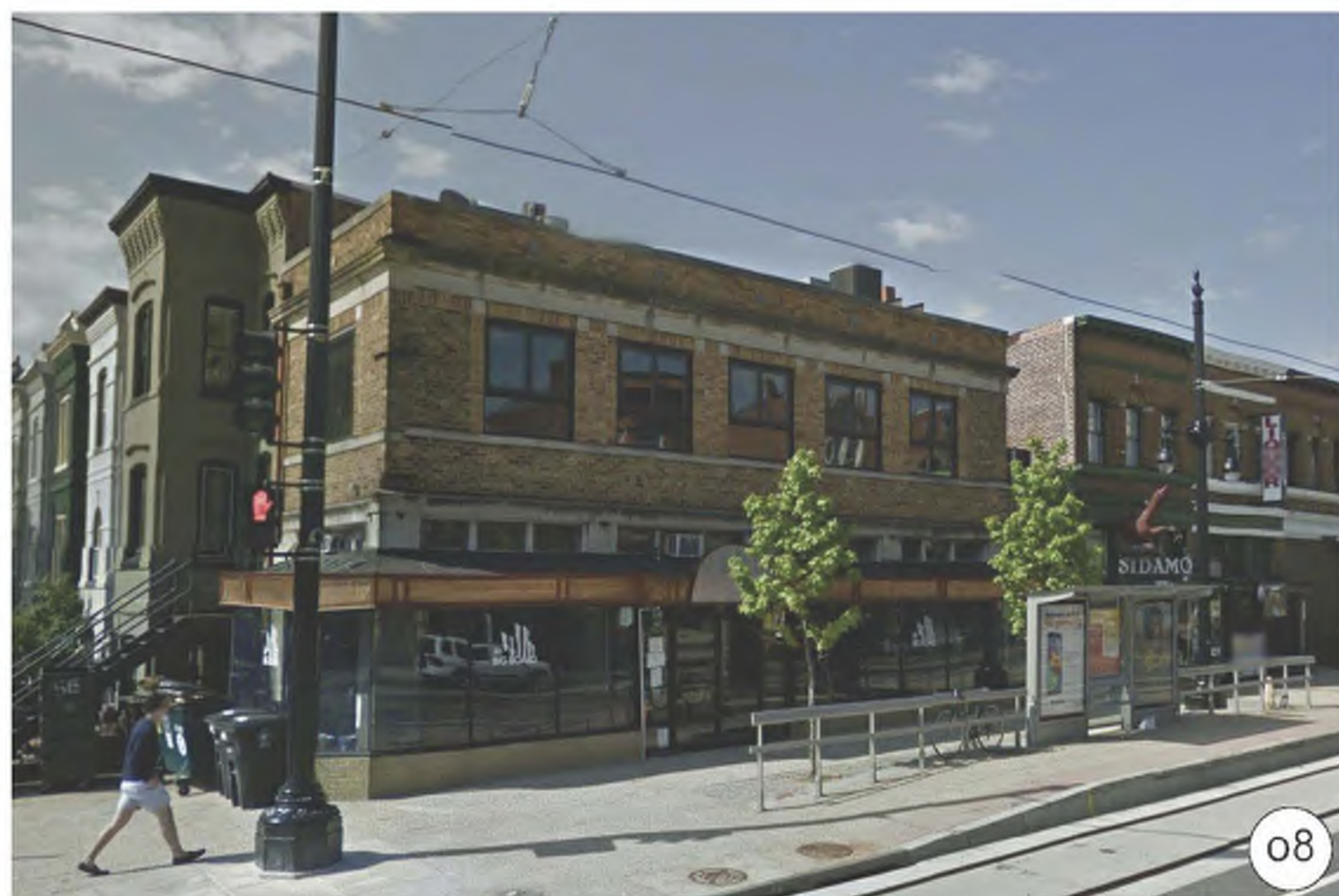
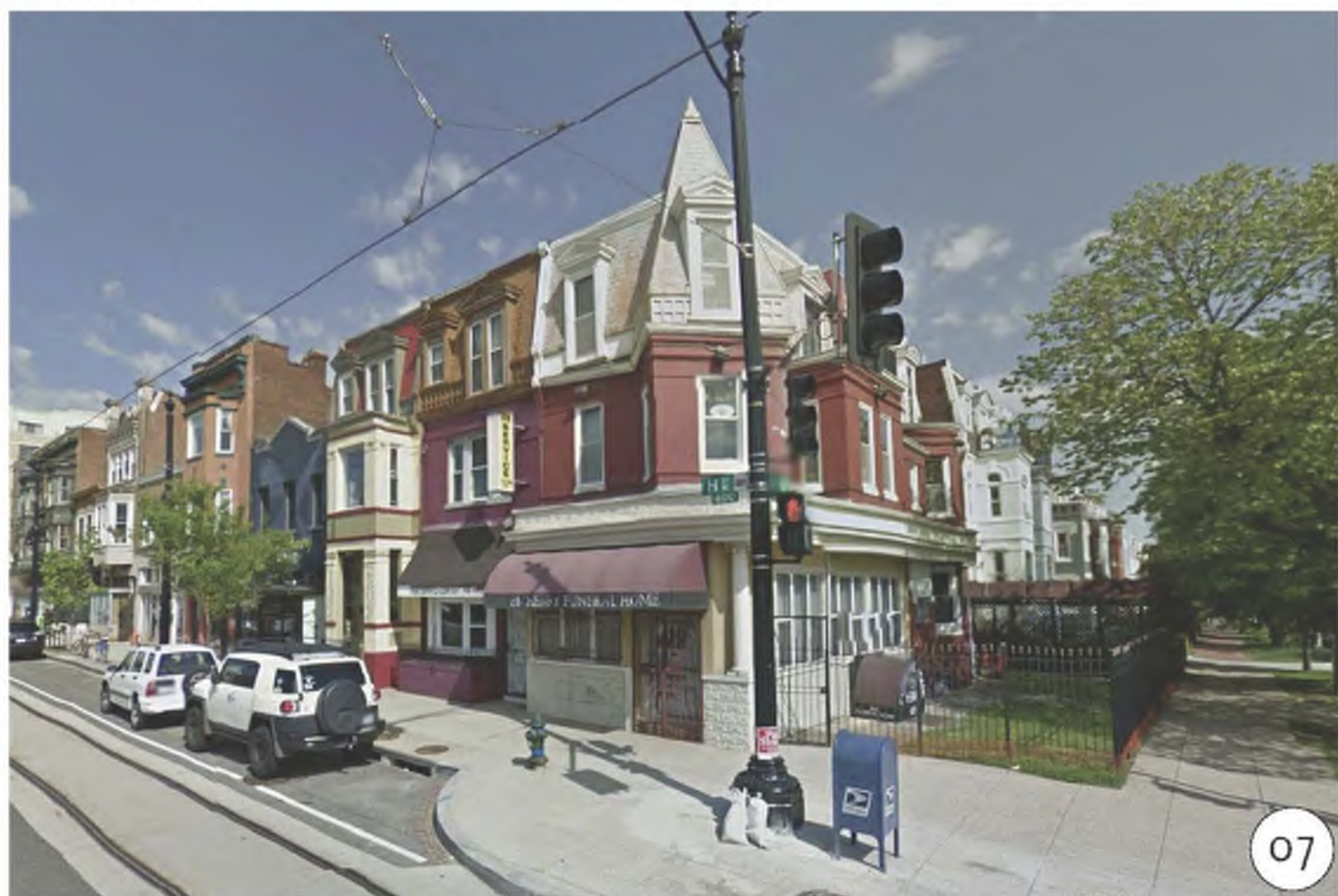
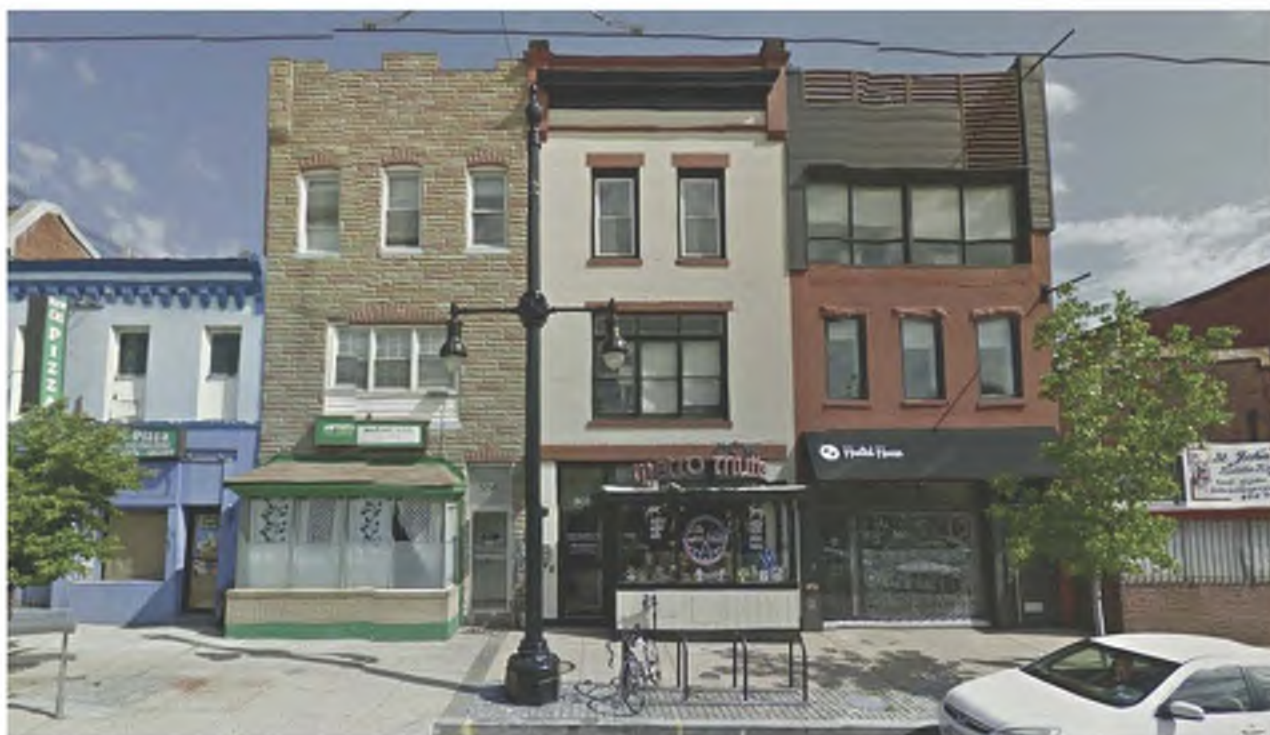
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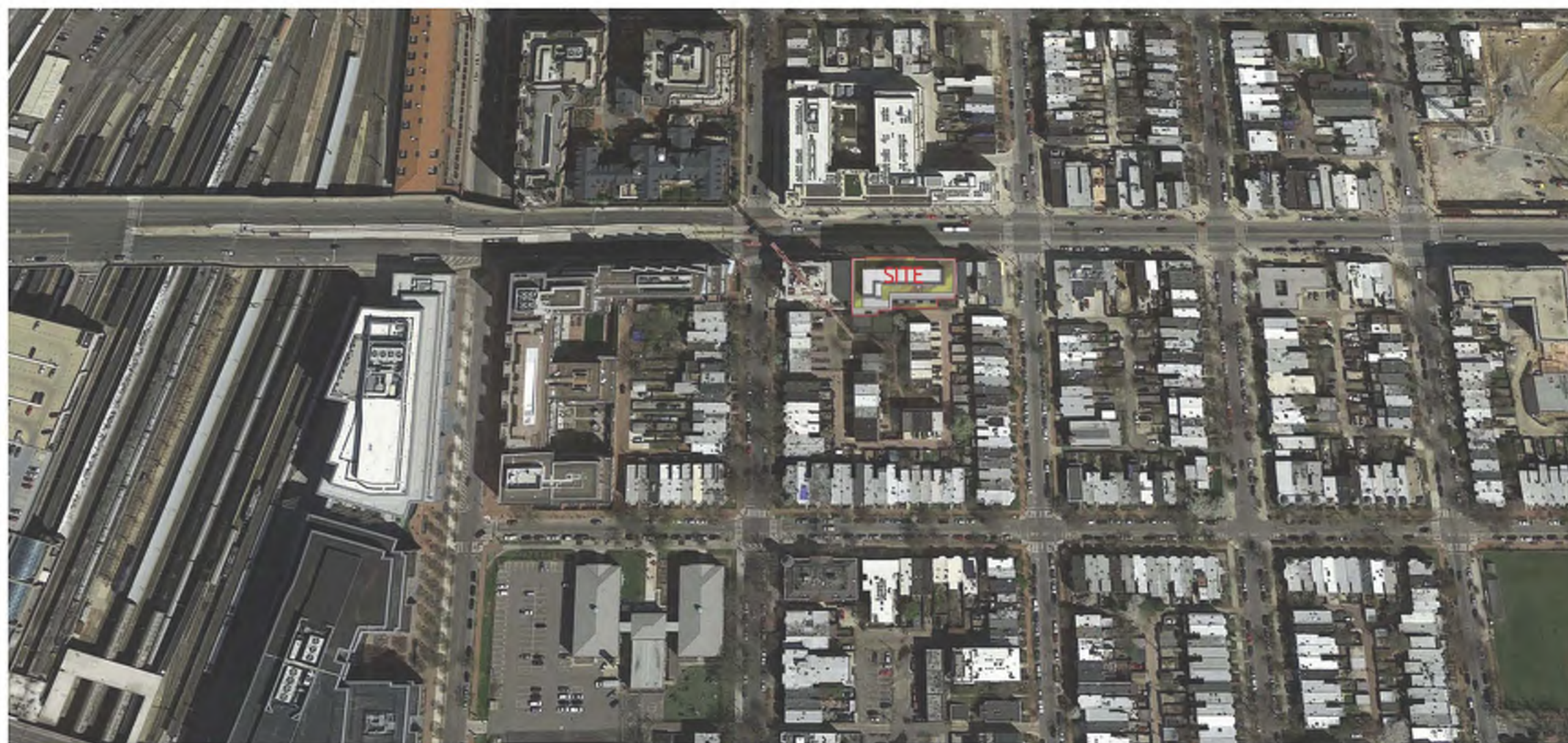
3-Story Building Context



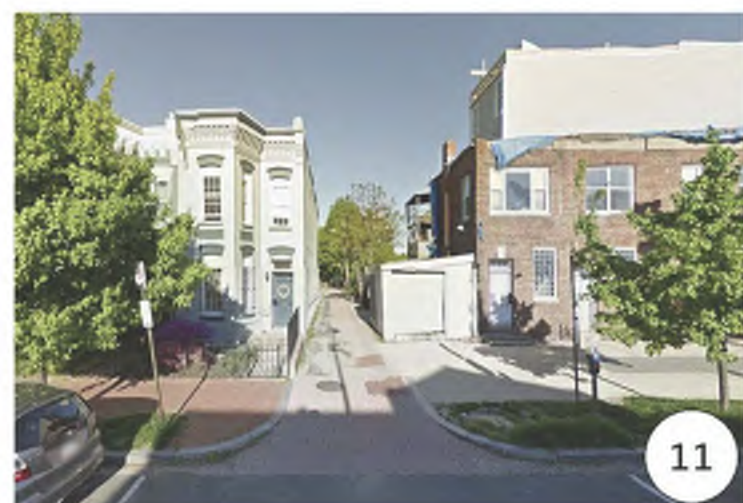


2-Story Building Context



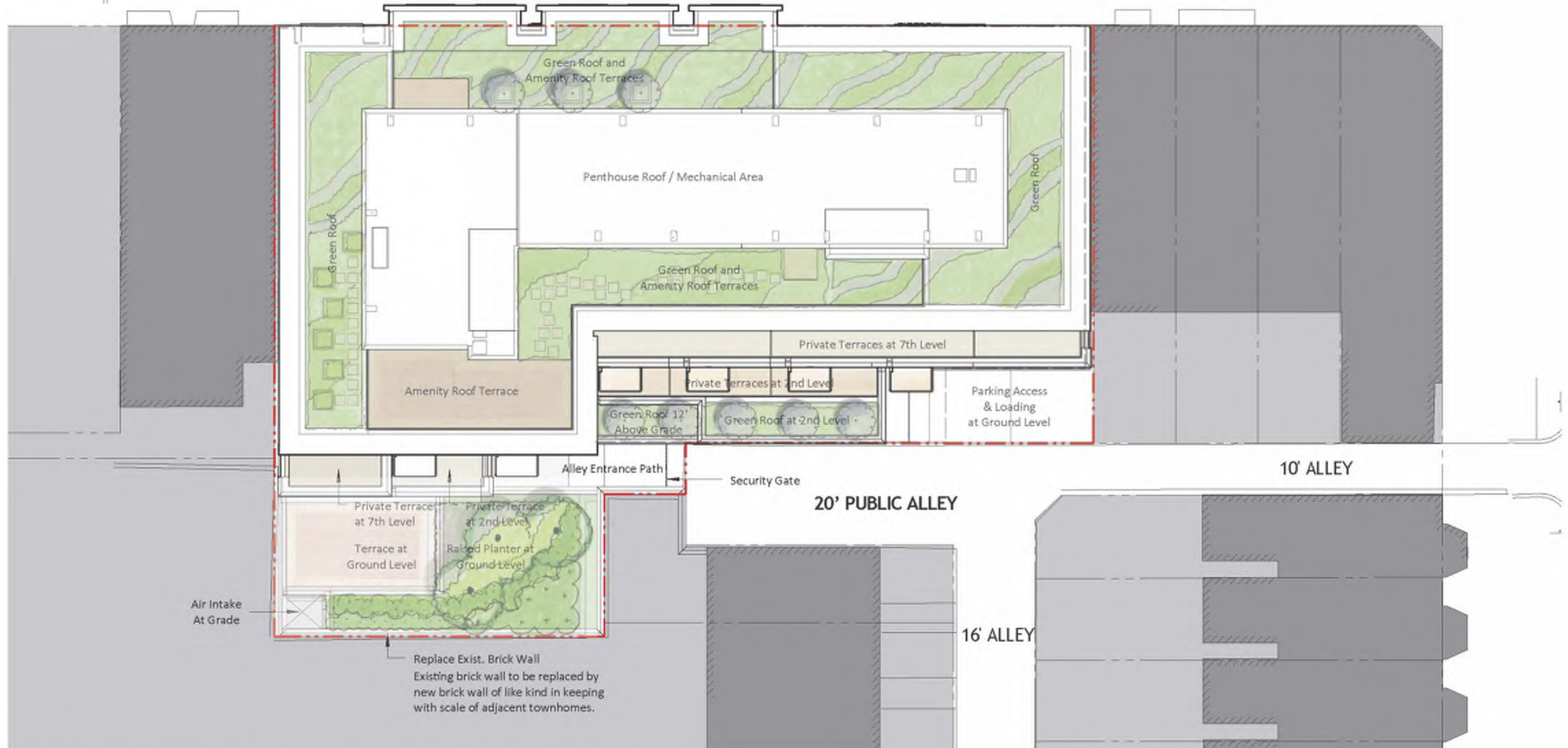


1 : Contextual Aerial Photograph1



H STREET NE

Building height measured from T.O. curb
at center of H Street building frontage



315 H Street, NE

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Architectural Site Plan



1: Basement Level

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Basement Level Plan

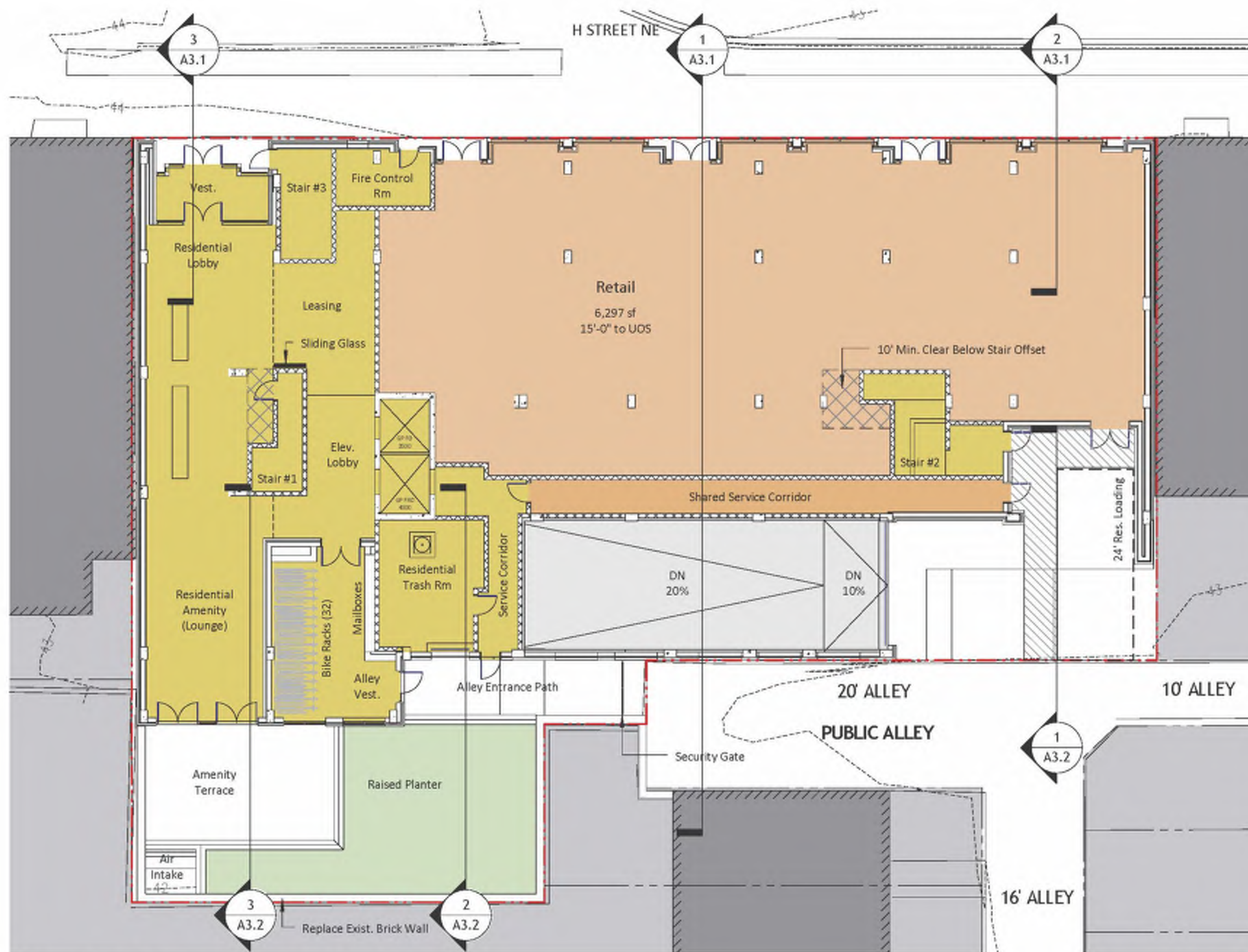
10

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Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.





Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.

1: Ground Level (1st)

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Ground Level Plan

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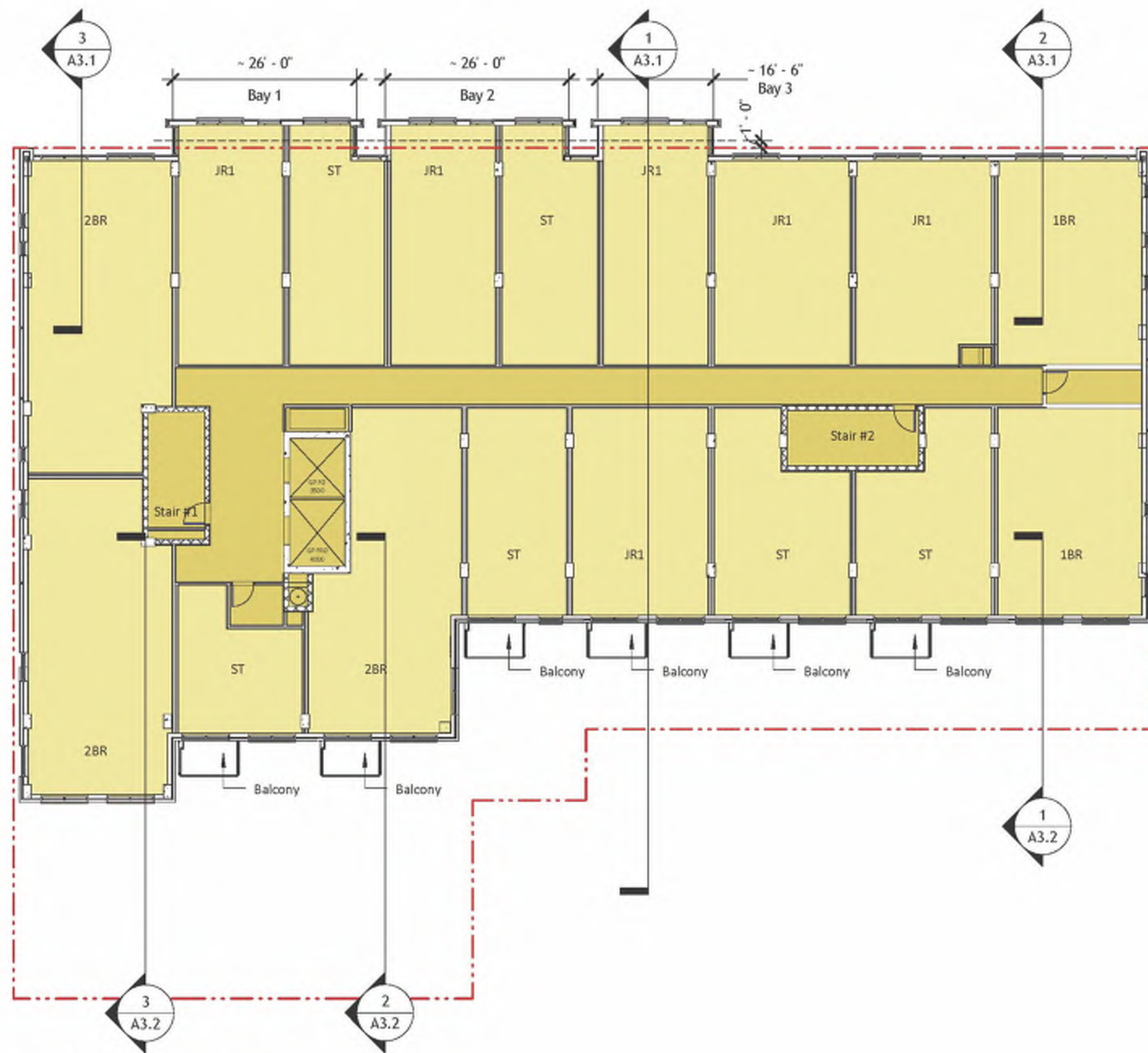
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1 : First Residential Level (2nd)

Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.

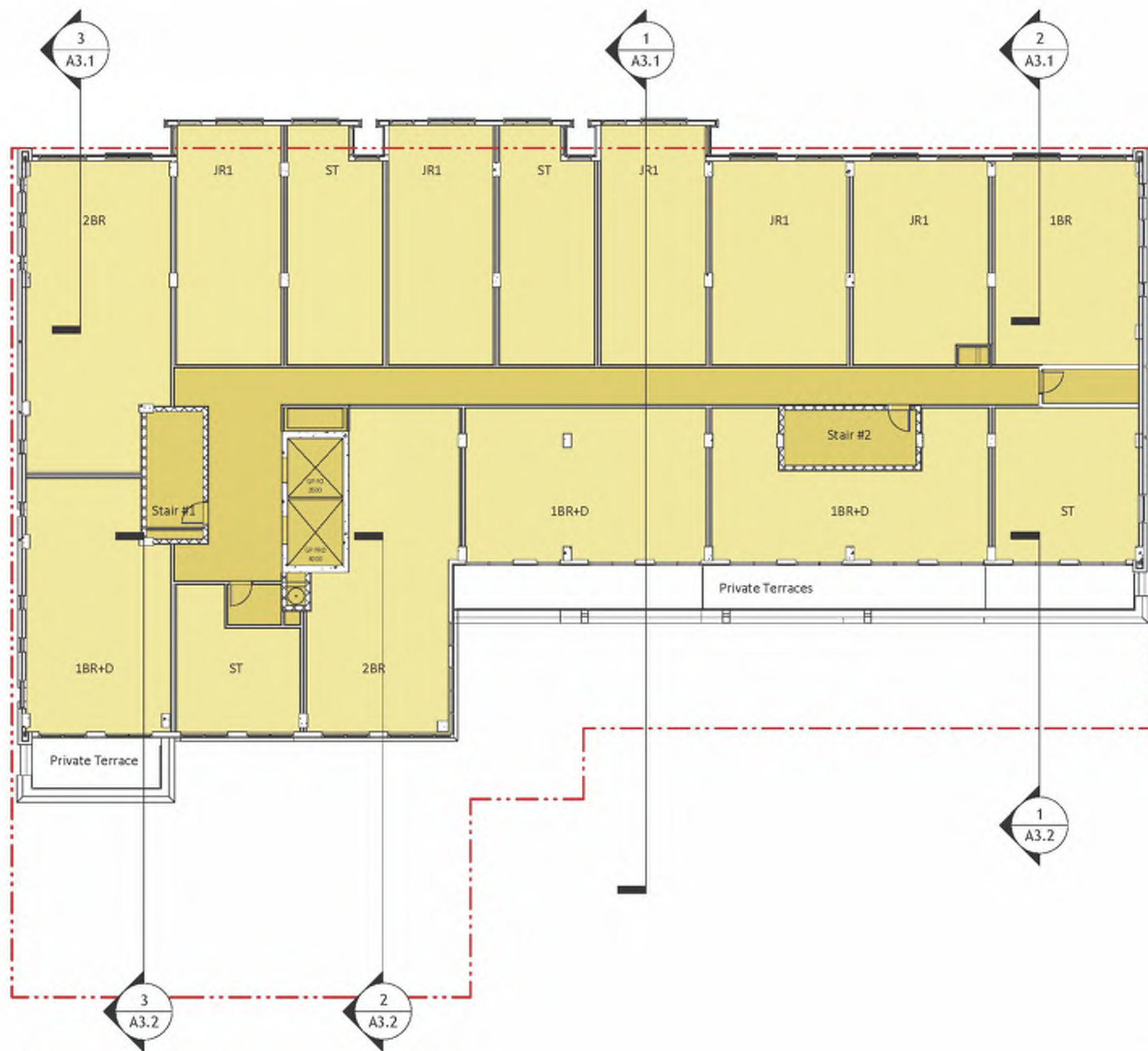




1 : Typical Residential Levels (3rd - 6th)

Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.

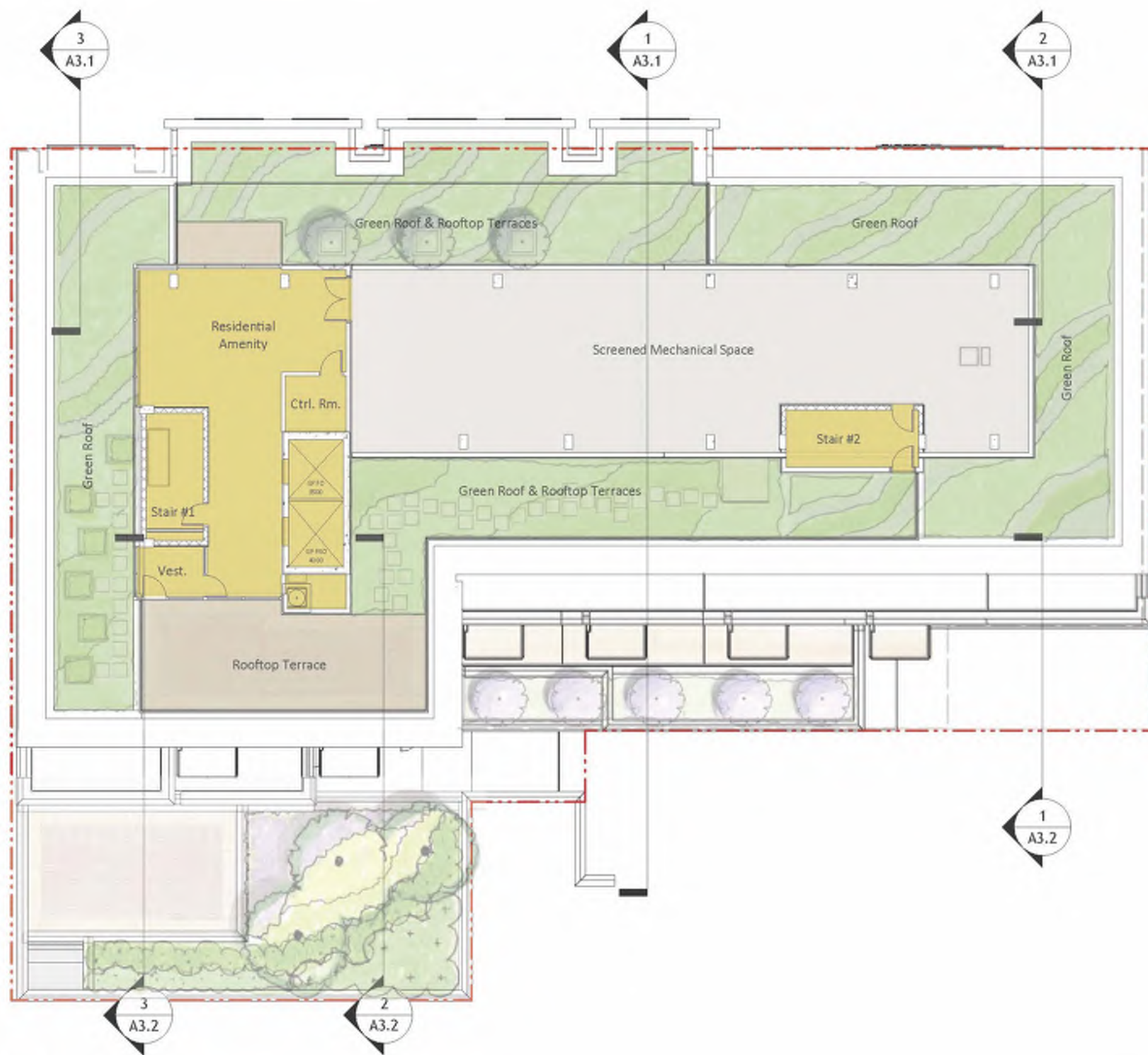




1 : Upper Residential Levels (7th - 8th)

Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.

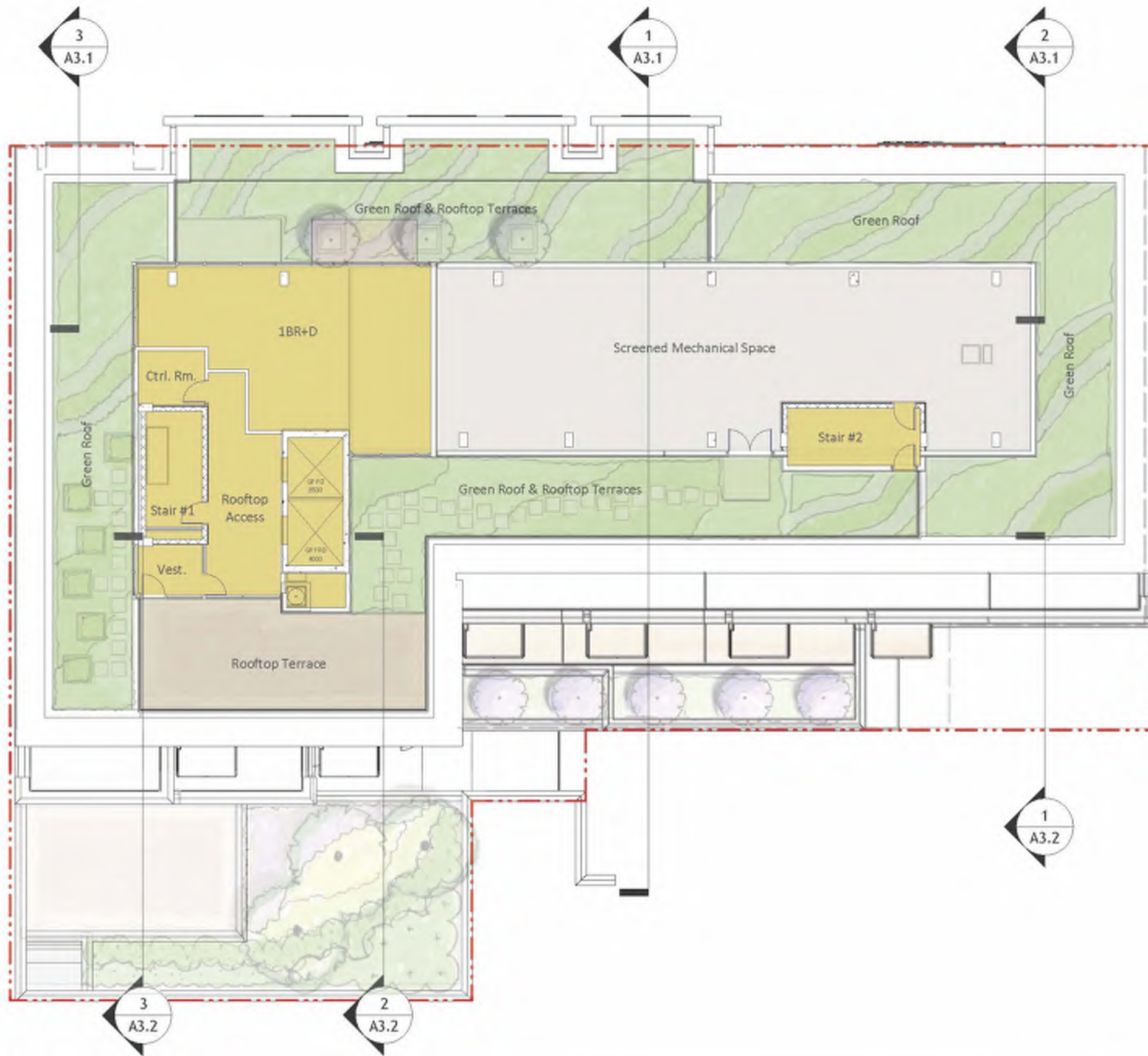




1 : Penthouse Level

Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.





Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.



1 : Penthouse Level



Material Legend

- ① Brick #1 : Boral Old Madison Modular
- ② Brick #2 : Boral Spanish Moss Modular
- ③ Fiber Cement Panels #1 : Minerate HD
- ④ Fiber Cement Panels #2 : Nichiha Illuminations Series
- ⑤ High-Pressure Laminate Panel #1 : Trespa Rusted Brown
- ⑥ High-Pressure Laminate Panel #2 : Trespa Graphite Grey
- ⑦ Metal Panel : Custom Color
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Aluminum Balcony and Rail
- ⑪ Metal Framed Glass Rail
- ⑫ Steel Channel : Custom Color
- ⑬ Steel Signage Support : Custom Color
- ⑭ Colling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Natural Accent Stone : Cenia Beige Limestone

1 : North Elevation - H Street



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North Building Elevation

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Material Legend

- ① Brick #1 : Boral Old Madison Modular
- ② Brick #2 : Boral Spanish Moss Modular
- ③ Fiber Cement Panels #1 : Minerate HD
- ④ Fiber Cement Panels #2 : Nichiha Illuminations Series
- ⑤ High-Pressure Laminate Panel #1 : Trespa Rusted Brown
- ⑥ High-Pressure Laminate Panel #2 : Trespa Graphite Grey
- ⑦ Metal Panel : Custom Color
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Aluminum Balcony and Rail
- ⑪ Metal Framed Glass Rail
- ⑫ Steel Channel : Custom Color
- ⑬ Steel Signage Support : Custom Color
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Natural Accent Stone : Cenia Beige Limestone

1 : South Elevation

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South Building Elevation

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1 : East Elevation



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East Building Elevation



Material Legend

- ① Brick #1 : Boral Old Madison Modular
- ② Brick #2 : Boral Spanish Moss Modular
- ③ Fiber Cement Panels #1 : Minerate HD
- ④ Fiber Cement Panels #2 : Nichiha Illuminations Series
- ⑤ High-Pressure Laminate Panel #1 : Trespa Rusted Brown
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- ⑫ Steel Channel : Custom Color
- ⑬ Steel Signage Support : Custom Color
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Natural Accent Stone : Cenia Beige Limestone

1 : West Elevation



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View from H Street North East

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Retail Frontage Rendering

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Townhome Mews View from South West

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Public Alley View from South East

25

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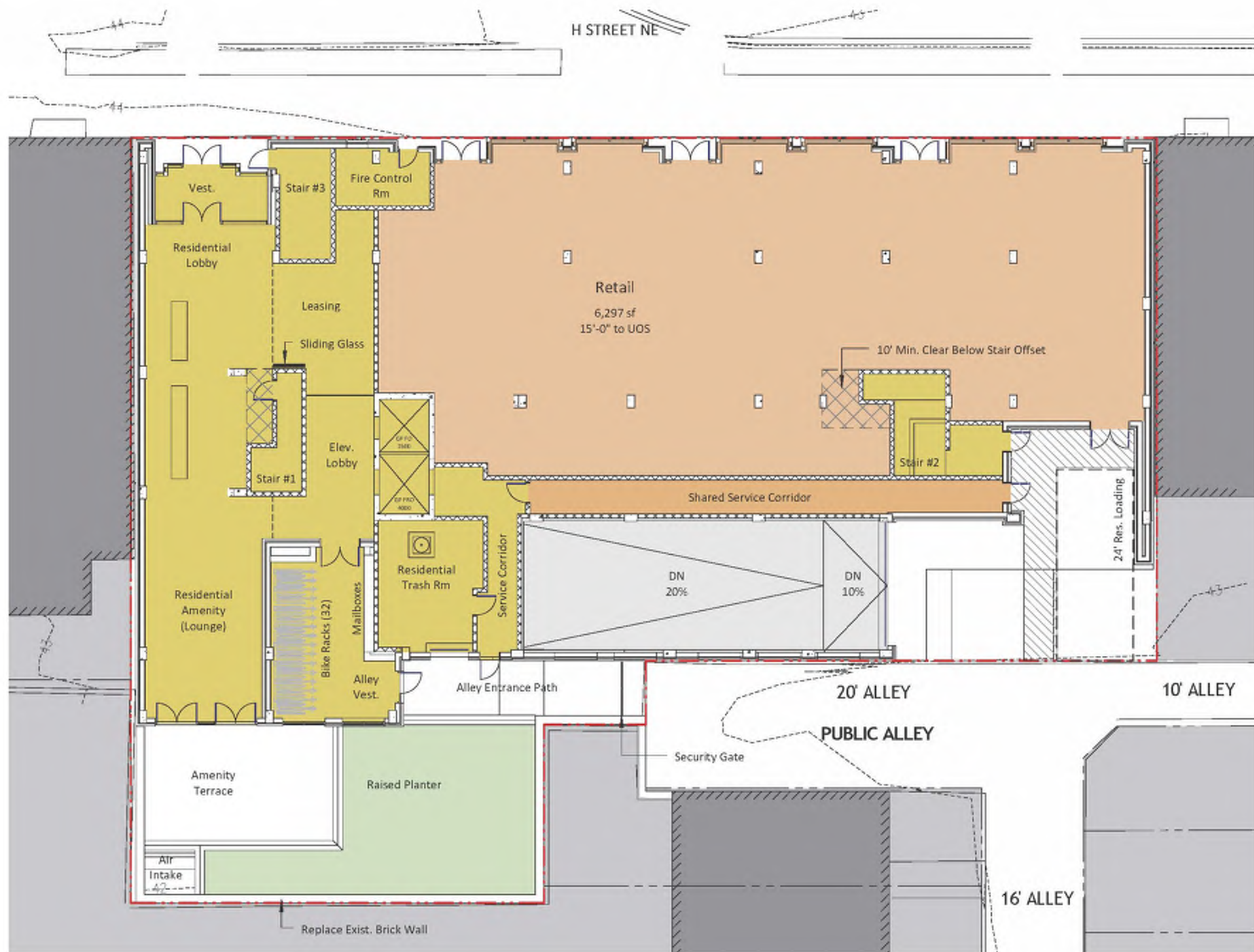
315 H Street NE Transportation Overview



GOROVE / SLADE

Transportation Planners and Engineers





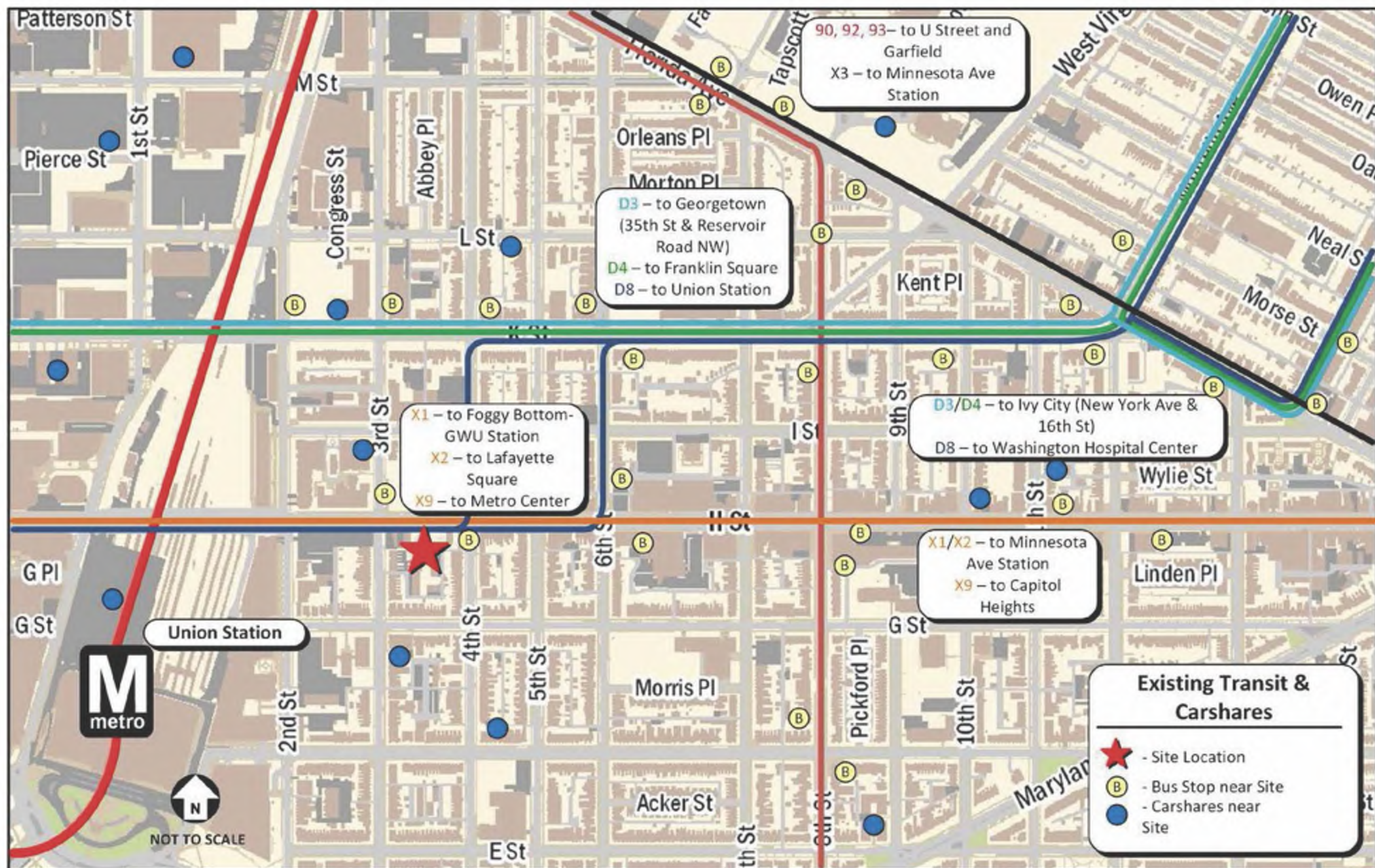
Parking & Loading

Parking:

- Zoning Requirement: 50 spaces
- Parking Proposed: 30 spaces
- Parking Flexibility Requested: 20 spaces

Loading:

- Zoning Requirement: 1 – 30' Loading Berth & 1 – 55' Loading Berth
- Loading Proposed: Loading Area along 4th Street / 1 – 24' Loading Berth in Rear of Building
- Loading Flexibility Requested: 1 – 30' Loading & 1 – 55' Loading Berth



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Existing Transit & Carshare Service

30

GOROVE / SLADE
Transportation Planners and Engineers

Parking Flexibility Justification

Proximity To Transit And Alternative Travel Modes:

- 10 Nearby Metrobus Routes & H Street Streetcar adjacent to site
- 3 Nearby Capital Bikeshare stations & 6 nearby Carshare locations
- Site has Walkscore Of 94 Or “Walker’s Paradise”

Marketing Project To Large Market Of Non-Driving Residents With Great Access To Transit And Other Modes:

- 38% Of Households do not own a car in Census Tract
- 74% Of Households do not commute to work by car in Census Tract

The Proposed Parking Supply Complies With Draft Zoning Rewrite:

- Zoning Rewrite Parking Requirement would be 27 parking spaces, which would be served by the proposed supply of 30 spaces

Loading Flexibility Justification

Due To Streetcar Line On H Street, DDOT Requires That All Loading Takes Place Via The Existing 10' Wide Alley:

- The size of the site and the width of the alley constrains the ability to accommodate maneuvering for trucks that are 30' or longer.

Loading Demand Will Be Relatively Low:

- Retail will have weekly loading that will occur in the designated loading area on 4th Street.
- After the initial residential occupants move in, it is expected that there would only be one residential move-in/move-out per week.

TDM Elements

TDM Plan Includes The Following. We Agree To Implement All Of DDOT's Recommended TDM Elements:

- Transportation Management Coordinator
- Indoor secure and outdoor short-term bicycle spaces: the proposed supply of 52 bicycle spaces exceeds requirement of 35 bicycle spaces
- Transportation Marketing Program
- First Occupant of each residential unit will be provided a SmartTrip Card & Bikeshare/Carshare Memberships for the first 2 years
- Provide referral to ride-sharing/ride-matching resources
- RPP and Visitor Parking Pass Restrictions that will be included in leases

Loading Management Plan

The Loading Management Plan Elements Include The Following:

- Vendors and on-site tenants will be required to coordinate and schedule deliveries.
- Trucks accessing the on-site loading space will be limited to a maximum of 24 feet in length.
- All tenants will be required to schedule any loading operation conducted using a truck greater than 20 feet in length.
- Deliveries will be scheduled such that the loading space's (or nearby commercial loading zone) capacity is not exceeded. All retail loading will occur on 4th Street.
- Inbound and outbound truck maneuvers will be monitored to ensure that trucks accessing the loading space do not block vehicular traffic along the alley.
- Those driving the residential moving trucks will be instructed to utilize the alley from 4th Street only to access the loading facilities.
- Trucks using the loading space will not be allowed to idle and must follow all District guidelines for heavy vehicle operation.
- The loading space operation will be limited to daytime hours of operation and will be open seven days a week from 7am-7pm.

DDOT Conditions

The Applicant Agrees To All Of DDOT's Conditions:

- Adhere to the commitments of the Proposed TDM Plan
- Provide the refurbishment of the east-west alley at the rear of the building, details of which will be finalized during Public Space permitting
- Provide at least 9 additional short-term bicycle spaces

END OF PRESENTATION